



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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IN REPLY PLEASE
REFER TO FILE:

PJ-1

August 22, 2002

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**VALLEYDALE COUNTY PARK GENERAL IMPROVEMENTS PROJECT
APPROVE MITIGATED NEGATIVE DECLARATION
ADOPT MITIGATION MONITORING AND REPORTING PROGRAM
AWARD CONSTRUCTION CONTRACT
SPECS. 5458; C.P. 77393
SUPERVISORIAL DISTRICT 1
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND
THE DIRECTOR OF PARKS AND RECREATION THAT YOUR BOARD:**

1. Consider the Mitigated Negative Declaration (Enclosure D) for the Valleydale County Park General Improvements Project, together with any comments received during the public review process, find that the project will not have a significant effect on the environment, find that the Mitigated Negative Declaration reflects the independent judgment of the County, and approve the Mitigated Negative Declaration.
2. Adopt the Mitigation Monitoring and Reporting Program (Section 6 of Enclosure D) to ensure compliance with project changes and conditions adopted to mitigate or avoid significant environmental effects on aesthetics, biological resources, and noise.
3. Find that the project will have no adverse effect on wildlife resources and authorize Public Works to complete and file a Certificate of Fee Exemption for the project.

4. Award and authorize the Director of Public Works to execute a construction contract in the form previously approved by County Counsel to Metro Builders and Engineers Group Ltd. for the Valleydale County Park General Improvements Project in the amount of \$1,471,711 funded by the Regional Park and Open Space District, net County cost, and Park In-Lieu Fees-Park Planning Area No. 15, and establish the effective date following receipt of approved Faithful Performance and Labor and Materials Bonds and insurance certificates filed by the contractor.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On June 4, 2002, your Board adopted the plans and specifications for the Valleydale County Park General Improvements Project and authorized advertising for construction bids. On July 2, 2002, four bids were received. Metro Builders and Engineers Group Ltd., with a total bid of \$1,531,711, including the lump sum bid of \$1,471,711 and the extended overhead lump sum bid of \$60,000, was the lowest apparent responsible bidder meeting the criteria adopted by your Board.

The project consists of a 3,600-square-foot expansion of the multipurpose community building with a family restroom; renovating the existing kitchen; constructing a lighted multipurpose court, a jogging path around the park perimeter, two picnic shelters, and a parking lot; repairing and replacing existing walkways, landscaping, and irrigation; expanding the existing parking lot; and installing security lighting and playground equipment.

Under the provisions of the agreement with the County of Los Angeles Regional Park and Open Space District, Parks and Recreation is actively pursuing employment opportunities to meet the Youth Employment Minimum Obligation. Tasks that at-risk youth will provide as part of this project are tree planting, chain-link fence demolition, and demolishing and replacing horseshoe pit(s). Youth employees will be coordinated through the Department of Community and Senior Services and the Department of Children and Family Services. The estimated cost of youth employment for this project is \$10,000.

Implementation of Strategic Plan Goals

These actions are consistent with County's Strategic Plan Goal of Fiscal Responsibility as the proposed improvements are an investment in public infrastructure. These actions are also consistent with the Goal of Children and Families' Well-Being as the expanded recreational opportunities will improve the quality of life for children and families.

FISCAL IMPACT/FINANCING

The recommended construction contract with Metro Builders is \$1,471,711. In addition, \$170,358 is allocated for change orders. A contingency in the amount of \$9,662 has been set aside for unforeseen expenditures that may be encountered during construction.

The total project cost, including plans and specifications, plan check, construction, equipment, consultant services, miscellaneous expenditures, youth employment, contingency, and County services, is currently estimated at \$2,316,000, which is consistent with the amount previously authorized by your Board on June 4, 2002. The improvements at the Valleydale County Park are funded by:

- \$ Park In-Lieu Fees-Park Planning Area No. 15 (\$234,000)
- \$ Regional Park and Open Space District (\$407,000)
- \$ County's General Fund (\$1,675,000)

Of the \$1,675,000, \$1,660,000 is funded by the First District allocation of 1999-2000 Capital Project funds and \$15,000 is funded as part of the Family Restroom Program. Sufficient funds are available in the Fiscal Year 2002-2003 Capital Projects budget (C.P. 77393) to fund this project.

The Project Schedule and Budget Summary are shown in Enclosure A.

Operating Budget Impact

Following completion of the improvements in May 2003, Parks and Recreation anticipates an estimated one time start-up cost of approximately \$21,120 for office equipment, furnishings, and supplies for the facility. Annual ongoing operational costs of approximately \$87,365 for staffing, supplies, and utilities to maintain the facility are

also anticipated. These services and associated costs are expected to begin in late Fiscal Year 2002-2003. Renovation of the existing kitchen will not impact the operating budget.

Parks and Recreation will continue to work with the Chief Administrative Office to develop recommendations to address funding of these operational costs.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard construction contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for contract award, Metro Builders is willing to consider Greater Avenues for Independence Program participants for future employment.

Metro Builders is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Services Program).

ENVIRONMENTAL DOCUMENTATION

As required by the California Environmental Quality Act, a draft Mitigated Negative Declaration was prepared for this project and circulated for agency and public review on August 31, 2001. The review period ended on September 21, 2001. Comments received during the review period and responses to the comments are contained in the Mitigated Negative Declaration (Enclosure D).

Additionally, two mitigation measures were revised after the public review period: Measure M3.11-1 regarding construction activity noise was changed to allow for Saturday construction work and Measure M3.1-2 regarding sports lighting was changed to reflect the current operating hours of the park. Based on these changes, the document was recirculated from June 11 to July 1, 2002, for agency and public review. Comments received during the recirculation period and responses to comments are contained in the Mitigated Negative Declaration (Enclosure D).

Proposed mitigation measures relative to aesthetics, biological resources, and noise have been included as part of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. It has been determined that the project will not have a significant effect on the environment.

A fee must be paid to the State Department of Fish and Game when certain notices required by CEQA are filed with the County Clerk. The County is exempt from paying this fee if your Board finds a project will have no impact on wildlife resources. The Initial Study of Environmental Factors concluded that there will be no adverse effects on wildlife resources. Following approval of the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program by your Board (Enclosure D), Public Works will file a Certificate of Fee Exemption with the County Clerk. A \$25 handling fee will be paid to the County Clerk for processing. We will also file a Notice of Determination in accordance with the requirements of Section 2115(a) of the California Public Resources Code.

CONTRACTING PROCESS

On June 4, 2002, your Board adopted the plans and specifications for the Valleydale County Park General Improvements project at an estimated construction cost between \$1,077,000 and \$1,481,000. As specified in the bid documents, the apparent low bid was determined by adding the contractor's lump sum bid plus extended overhead lump sum bid, which is based on the assumption that the contractor is to be paid for 120 days of compensable delay at the fixed daily overhead rate contained in its bid. Based on this formula, the apparent lowest responsible bid was submitted by Metro Builders on July 2, 2002, with a total bid of \$1,531,711 (consisting of a lump sum bid of \$1,471,711 and an extended overhead bid of \$60,000 (a fixed \$500 daily rate multiplied by 120 days of compensable delay). The recommended construction contract amount is for the lump sum amount of \$1,471,711, with a fixed extended overhead rate of \$500

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per day, if required, for each day of compensable delay. The recommended contract amount is within the available construction budget for the project. The bid summary is detailed in Enclosure B.

As requested by your Board on February 5, 1998, this contract opportunity was listed on the Office of Small Business website as shown in Enclosure C.

Metro Builders' Community Business Enterprise participation data and three-year contracting history are on file with Public Works.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Beginning in September 2002 and throughout the construction duration, there will be certain limitations on using portions of the park. The construction schedule has been coordinated with Parks and Recreation to maintain a substantial level of service and access to the park and buildings during construction. The kitchen renovation will be scheduled after September to avoid conflict with the Summer Lunch Program, and the basketball court replacement will be scheduled prior to January 2003 to avoid conflict with the Youth Athletic League season. Temporary restrooms will be provided, as required.

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CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects), Parks and Recreation, and Public Works.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

TIM GALLAGHER
Director of Parks and Recreation

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cc: County Counsel
Department of Public Social Services (GAIN Program)

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ENCLOSURE A

**VALLEYDALE COUNTY PARK GENERAL IMPROVEMENTS PROJECT
APPROVE MITIGATED NEGATIVE DECLARATION
ADOPT MITIGATION MONITORING AND REPORTING PROGRAM
AWARD CONSTRUCTION CONTRACT
SPECS. 5458; C.P. 77393**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date	Actual Completion Date
Award Design Contract	12/19/00		12/19/00
Execute Design Contract	01/04/01		01/04/01
Schematic Design	02/08/01		02/08/01
Design Development	04/05/01		N/A
Construction Documents	11/28/01		02/06/02
Jurisdictional Approvals	04/08/02		04/08/02
Construction Award	07/30/02	08/20/02	09/03/02
Construction Start	08/26/02	09/23/02	
Substantial Completion	05/19/03	05/21/03	
Final Acceptance	06/20/03	07/25/03	

II. PROJECT BUDGET SUMMARY

Budget Category	Board Approved Project Budget	Impact of this Action	Revised Project Budget
Land Acquisition	\$ 0	\$ 0	\$ 0
Plans and Specifications	\$ 166,560	\$ 0	\$ 166,560
Plan Check	\$ 27,500	\$ 0	\$ 27,500
Construction Bid	\$ 1,481,373	\$ (9,662)	\$ 1,471,711
Change Order Contingency	170,358	0	170,358
Total Construction	\$ 1,651,731	\$ (9,662)	\$ 1,642,069
Contingency	\$ 0	\$ 9,662	\$ 9,662
Equipment/Utility Connection	\$ 49,054	\$ 0	\$ 49,054
Other Consultant Services	\$ 62,817	\$ 0	\$ 62,817
Miscellaneous Expenditures	\$ 11,438	\$ 0	\$ 11,438
County Services	\$ 336,900	\$ 0	\$ 336,900
At-risk Youth Employment	\$ 10,000	\$ 0	\$ 10,000
TOTAL	\$ 2,316,000	\$ 0	\$ 2,316,000

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ENCLOSURE B

**VALLEYDALE COUNTY PARK GENERAL IMPROVEMENTS PROJECT
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BID SUMMARY

The project consists of a 3,600-square-foot expansion of the multipurpose community building with a family restroom; renovating the existing kitchen; constructing a lighted multipurpose court, a jogging path around the park perimeter, two picnic shelters, and a parking lot; repairing and replacing existing walkways, landscaping, and irrigation; expanding the existing parking lot; and installing security lighting and playground equipment.

Bid Opening Date:

July 2, 2002

Bid Summary:

<u>Bidder</u>	<u>Total Lump Sum Base</u>	<u>Extended BidOverhead</u>	<u>Total</u>
Metro Builders and Engineers Group Ltd.	\$ 1,471,711	\$ 60,000	\$ 1,531,711
Terra-Cal Construction, Inc.	\$ 1,451,550	\$ 106,200	\$ 1,557,750
Pinewave Construction, Inc.	\$ 1,485,000	\$ 144,000	\$ 1,629,000
JRH Construction Co.	\$ 1,635,250	\$ 64,800	\$ 1,700,000

Financial Information:

Public Works' fair construction cost estimate for the base bid was between \$1,077,000 and \$1,481,000.

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ENCLOSURE C

**VALLEYDALE COUNTY PARK GENERAL IMPROVEMENTS PROJECT
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BID SOLICITATION**

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ENCLOSURE D

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**MITIGATED NEGATIVE DECLARATION
MITIGATION MONITORING AND REPORTING PROGRAM**